



## Agenda

Village of Chenequa Accessory Structure Committee Meeting  
Thursday, October 3, 2024 at 11:00 a.m.  
31275 W. County Road K, Chenequa, WI 53029

### **Thursday, October 3, 2024 11:00 a.m.**

*This is official notice that a meeting of the Chenequa Accessory Structure Committee will be held on Thursday, October 3, 2024, at 11:00 a.m. in the Village Hall Training Room or Village Hall Board Room. The following matters will be discussed, with possible actions:*

- 1) Call to order
- 2) Approval of June 27, 2024 Minutes.
- 3) Discussion and consider a recommendation(s) on accessory structure, rules, regulations, building and zoning codes with regard to accessory structure size, accessory structure location, accessory structure quantity per parcel, and accessory structure use.
- 4) Propose next meeting date.
- 5) Adjourn.

Respectfully submitted by:  
Deanna Braunschweig, Clerk-Treasurer

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Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Administrator with as much advance notice as possible. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any other governmental body except by the governing body noticed above.

NOTICE OF POSTING TO VILLAGE HALL BULLETIN & WEBSITE

Village Clerk posted this agenda on Wednesday, September 25, 2024 by 4:30 pm

VILLAGE BOARD MINUTES  
VILLAGE OF CHENEQUA

VILLAGE OF CHENEQUA  
ACCESSORY STRUCTURE COMMITTEE MINUTES  
Of Thursday, June 27, 2024  
Unofficial until approved by the Accessory Structure Committee.  
Approved as written ( ) or with corrections ( )

A meeting of the Village Accessory Structure Committee was held on Thursday, June 27, at 2:01 pm in the Village Hall Training Room.

Ms. von Hagke / Committee Chair - present  
Mr. Carroll / Plan Commission Representative - present  
Ms. Hansen / Pine Lake Representative – present  
Mr. Nagy / Beaver Lake Representative- absent  
Mr. Lawrence / North Lake Representative - present  
Mr. Mesching / Off Lake Representative – present  
Mr. McClain / Off Lake Representative – absent  
Mr. Lincoln / Zoning Administrator-Forester - present  
Mr. Neumer / Administrator-Police Chief – present 2:10 – 2:20 pm

**Call to Order** The meeting was called to order by Chair von Hagke.

**Approval of June 11, 2024, Minutes.**

Motion (Mesching/Hansen) to approve the June 11, 2024 Minutes.

**Discussion and consider a recommendation(s) on accessory structure, rules, regulations, building and zoning codes with regard to accessory structure size, accessory structure location, accessory structure quantity per parcel, and accessory structure use.**

von Hagke read a portion of the zoning code. Discussion ensued regulate and restrict the use of all structures, regulate and restrict lot coverage, density, size and location of all structures so as to lessen congestion and promote efficiency and prevent overcrowding.

Discussion ensued to go back to 1957 without boat houses in the set back. In 1957 boat houses were not allowed. In 2012, there was a change and bathrooms were discussed for accessory structures by Plan Commission. In 2015, toilet and sink were added; and then in 2019 bathroom facilities and indoor recreational facilities were discussed. Lakeside pools were then added as an accessory structure. Discussion ensued to no structures between the Lake and the house.

Discussion ensued of comparables in City of Fontana and Village of Oconomowoc as no structures between house and Lake.

Discussion ensued of the complaints of the change of the landscape.

Discussion of why allowing a structure between the house and lake, as it will change the landscape. New people are coming in and adding the structures.

Discussion of more restrictive and allowing a toilet and sink behind the house on lake for workers and the same with off lake as behind the house.

Discussion ensued of dividing the lots to allow for another structure. Discussion ensued of the ordinance change that structured the allowable lot size and shape.

Motion (Hansen/Mesching) recommend to the Village Board no auxiliary structures for riparian properties between the lake and main dwelling. Discussion ensued of properties that the main dwelling is very far from the lake; discussion ensued that property owners can apply for variance. Motion carried.

Discussion ensued for non-riparian properties. Discussion ensued of accessory structures and recreational accessory structures and the definition of accessory structures.

Discussion ensued of comparable ordinances. Discussion ensued of the previous meeting discussion of lot size and foot print calculations.

Discussion ensued of Waukesha County has two different percentages. Total percentage for accessory structures and a percentage for total square footage on the property. Discussion ensued of the calculation of square footage property.

Discussion ensued auxiliary structures can be 1% of the lot size until reaching total threshold of 2% for the whole lot size. 6% of five acres is 12,000 square feet and cut back to 4% is 8,600 square feet. At 4% of lot coverage, then accessory structure is limited, as based on foot print.

Based on meeting calculations, total footprint, 2% of 5 acres footprint, roughly 4,300 square feet. Discussion ensued of proper screening.

Discussion continued for off lake property accessory structure ordinance, to have the numbers prepared for submittal at the next committee meeting and to include the side loading, proper screening, and to include visual displays.

**Propose next meeting date.**

Next meeting date to be prior to next Village Board meeting. Discussion ensued of the next meeting dates, July 10 at 2 pm and July 25 at 2 pm. Discussion ensued of timing of submitting to the Village Board and Plan Commission.

**Adjournment**

Motion (Mesching/Hansen) to adjourn the meeting at 3:15 p.m. *Motion carried.*

Respectfully submitted by:

Deanna Braunschweig

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Village Clerk - Treasurer